



Community Development Department
4001 West River Parkway, Suite 100
Rochester, MN 55901-7090
Phone: 507-328-2600
Email: BuildingSafety@RochesterMN.gov
<https://www.rochestermn.gov/government/departments/building-safety>

Commercial Building Permit Fees – 2022

There are four fees collected for a building permit in Rochester.

The fees are: building permit, plan review, zoning, and Minnesota state surcharge.

Note: A Water Reclamation Plant Investment Fee (PIF) will be charged on new construction based on the size of the water meter. Contact the Water Division at RPU for the PIF fee.

Per Minnesota Rule 1300.0160 Fees, the permit valuation shall include total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems.

Total Valuation

\$1 to \$500
\$501 to \$2,000
\$2,001 to \$25,000
\$25,001 to \$50,000
\$50,001 to \$100,000
\$100,001 to \$500,000
\$500,001 to \$1,000,000
\$1,000,001 and up

Building Permit Fee

\$25.00
\$25.00 for the first \$500 plus \$2.00 per additional \$100
\$55.00 for the first \$2,000 plus \$9.00 per additional \$1,000
\$262.00 for the first \$25,000 plus \$6.50 per additional \$1,000
\$424.50 for the first \$50,000 plus \$4.50 per additional \$1,000
\$649.50 for the first \$100,000 plus \$3.50 per additional \$1,000
\$2,049.50 for the first \$500,000 plus \$3.00 per additional \$1,000
\$3,549.50 for the first \$1,000,000 plus \$2.00 per additional \$1,000

Plan Review Fee: 65% of the building permit fee.

Total Valuation

\$1 to \$500
\$501 to \$2,000
\$2,001 to \$25,000
\$25,001 to \$50,000
\$50,001 to \$100,000
\$100,001 and up

Non-Residential Zoning Fee

\$30.00
\$30.00 for the first \$500 plus \$2.30 per additional \$100
\$64.50 for the first \$2,000 plus \$4.80 per additional \$1,000
\$174.90 for the first \$25,000 plus \$2.10 per additional \$1,000
\$227.40 for the first \$50,000 plus \$1.40 per additional \$1,000
\$297.40 for the first \$100,000 plus \$0.25 per additional \$1,000

Total Valuation

\$1,000,000 or less
\$1,000,001 to \$2,000,000
\$2,000,001 to \$3,000,000
\$3,000,001 to \$4,000,000
\$4,000,001 to \$5,000,000
Greater than \$5,000,001

Minnesota State Surcharge

.0005 x valuation
\$500 + .0004 x (valuation - \$1,000,000)
\$900 + .0003 x (valuation - \$2,000,000)
\$1,200 + .0002 x (valuation - \$3,000,000)
\$1,400 + .0001 x (valuation - \$4,000,000)
\$1,500 + .00005 x (valuation - \$5,000,000)

Other Inspections and Fees:

- | | |
|--|------------------|
| 1. Inspections outside of normal business hours (min. 2 hrs.) | \$45.00 per hour |
| 2. Re-inspections | \$45.00 per hour |
| 3. Inspections for which no fee is specifically indicated (min. 1/2 hr.) | \$45.00 per hour |
| 4. Additional plan review required by changes, additions or revisions | \$45.00 per hour |